



# WAREHOUSE/OFFICE

SEQ WYOMING AND CENTRAL  
121 Virginia Street Northeast Albuquerque, NM 87108



**OWNER  
FINANCING  
AVAILABLE**

**FOR SALE**

**AVAILABLE SPACE**  
7,385 SF

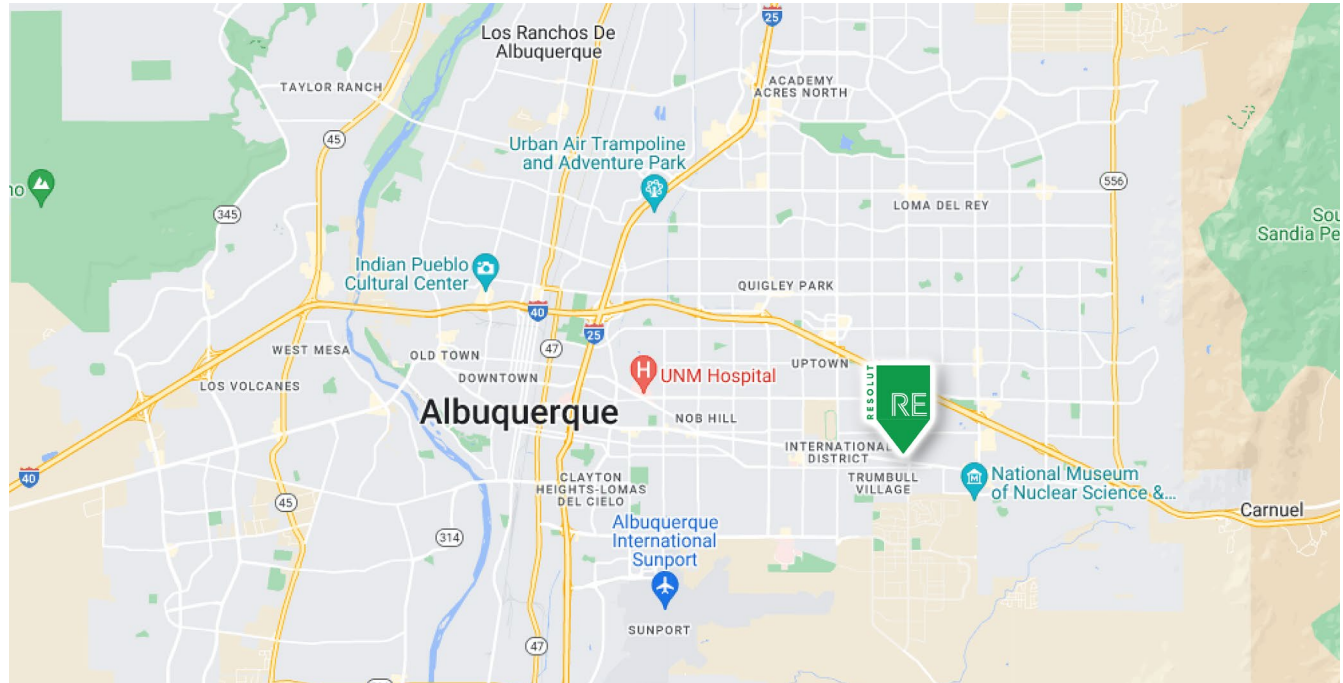
**PRICE**  
\$665,000

**Billy Lehmann**  
blehmann@resolutre.com  
505.337.0777

**Martin Richardson**  
mrichardson@resolutre.com  
505.337.0777

**PROPERTY HIGHLIGHTS**

- Owner Finance available
- Possible live work
- Pull-Through Garage Configuration –
- Outside Storage / Yard Area
- 20’ Clear Height Shop Space
- 480 volt 3 phase power
- 12’ drive in bay door



**AREA TRAFFIC GENERATORS**



**Billy Lehmann**

blehmann@resolutre.com | 505.337.0777

**Martin Richardson**

mrichardson@resolutre.com | 505.337.0777

**DEMOGRAPHIC SNAPSHOT**



**118,454**  
**POPULATION**  
3-MILE RADIUS



**\$79,504.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**96,787**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Central: 12,096 VPD  
Wyoming: 21,506 VPD  
(Sites USA 2025)

## PROPERTY OVERVIEW

**Contractors & Trade Businesses** – Ideal for electrical, plumbing, HVAC, or general contractors needing shop space, yard storage, and office operations in one location.

**Automotive & Fleet Service** – High-clear shop space, large bay doors, and pull-through configuration support vehicle maintenance, repair, and fleet servicing.

**Fabrication & Machine Shops** – High-amperage power and open shop layout provide the infrastructure needed for welding, fabrication, and equipment-based operations.

**Equipment & Material Storage** – Outside storage area and spacious interior allow for secure storage of tools, materials, trailers, and machinery.

**Owner-Users Seeking Affordable Industrial Space** – A cost-effective opportunity for businesses looking to own their facility while maintaining functional industrial capabilities.

121 Virginia presents an excellent opportunity to acquire a functional and versatile industrial property at an attractive price point. The property offers a combination of substantial shop space and well-finished office areas, making it ideal for a variety of owner-users including contractors, service companies, fabrication businesses, or light manufacturing operations.

The shop area provides generous open workspace, allowing room for equipment, storage, and efficient workflow. Whether used for mechanical work, automotive business, fabrication, distribution, or contractor operations, the layout supports practical day-to-day industrial use.

Complementing the shop is a clean and professional office component, providing comfortable space for administration, management, and customer interaction. This combination allows a business to operate both its field operations and administrative functions from one location.

One of the key advantages of 121 Virginia is its value pricing relative to comparable industrial properties, offering buyers the chance to secure a functional facility without the premium typically associated with larger industrial buildings. For businesses seeking affordable workshop ownership rather than leasing, this property represents a cost-effective way to control their operating space while building equity.

Overall, 121 Virginia delivers practical industrial functionality, usable office space, and strong value, making it an appealing option for owner-users looking for an affordable, ready-to-use facility.



## PROPERTY DETAILS

|               |   |
|---------------|---|
| Sale Price    | \$665,000   |
| Available SF: | 7,385 SF  |
| Zoning:       | MX-M  |
| HVAC Type     | 480 volt 3 phase power                            |
| Submarket:    | Southeast Heights /<br>Central-San Pedro Corridor |

## LOCATION OVERVIEW

121 Virginia is located in a well-established industrial area with convenient access to major transportation corridors throughout Albuquerque. The property benefits from its proximity to key arterial roads, allowing for efficient movement of service vehicles, equipment, and deliveries throughout the metro area.

Its central location provides quick connectivity to major commercial and industrial districts, making it practical for businesses that serve clients across Albuquerque and the surrounding region. The area is well suited for contractor yards, service operations, and light industrial users who benefit from both accessibility and functional industrial zoning.

Additionally, nearby amenities, suppliers, and service providers support day-to-day business operations, while the surrounding industrial environment makes the property compatible with a wide range of commercial and industrial uses.

Overall, the location offers strong accessibility, a business-friendly industrial setting, and convenient access to the greater Albuquerque market, making it an efficient base of operations for many owner-users.



Floor Plan

